

PROPOSED COUNCIL STUDY ISSUE

For Calendar Year: 2004

Continuing ☐

New ☒

Previous Year (below line/defer) ☐

Issue: Consider Expanded Noticing for Buildings Over 45 Feet In Height

Lead Department: Community Development Department

General Plan Element or Sub-Element: Land Use and Transportation Element

1. What are the key elements of the issue? What precipitated it?

This study was recommended by the Outreach Task Force. This study is intended to address the recent and continued new development of tall buildings that affect residential areas. It will consider whether new and expanded noticing is required prior to the City taking action to approve new taller buildings. This study would review the additional cost of providing expanded notices as well as the effect on the City's ability to maintain a competitive edge with streamlined processes.

2. How does this relate to the General Plan or existing City Policy?

Community Participation Subelement

Goal 7.2A Achieve a community in which citizens and businesses are informed about local issues and City programs and services.

Policy 7.2A.2 Publish and distribute information regarding City programs and services, City Council actions, and policy issues.

Policy 7.2C.2 Ensure that appropriate and effective public notification and access, in accordance with City Council policies, are provided to enhance meaningful community participation in the policy-making process.

3. Origin of issue:

Councilmember: Outreach Task Force

General Plan: _____

Staff: _____

BOARD or COMMISSION

Arts	<input type="checkbox"/>	Library	<input type="checkbox"/>
Bldg. Code of Appeals	<input type="checkbox"/>	Parks & Rec.	<input type="checkbox"/>
CCAB	<input type="checkbox"/>	Personnel	<input type="checkbox"/>
Heritage & Preservation	<input type="checkbox"/>	Planning	<input type="checkbox"/>
Housing & Human Svcs	<input type="checkbox"/>		

Board / Commission Ranking/Comment:

This item was not considered for ranking by the Planning Commission. It was submitted too late.

_____ Board / Commission ranked _____ of _____

4. Due date for Continuing and Mandatory issues (if known): _____

5. Multiple Year Project? Yes ☐ No X Expected Year of Completion 2004

6. Estimated work hours for completion of the study issue.

(a) Estimated work hours from the lead department _____ 150

(b) Estimated work hours from consultant(s): _____

(c) Estimated work hours from the City Attorney's Office: _____ 15

(d) List any other department(s) and number of work hours:

Department(s): Office of the City Manager _____ 15

Total Estimated Hours: _____

7. Expected participation involved in the study issue process?

(a) Does Council need to approve a work plan? Yes ☐ No X

(b) Does this issue require review by a Board/Commission? Yes X No ☐

If so, which Board/Commission? Planning

(c) Is a Council Study Session anticipated? Yes ☐ No X

(d) What is the public participation process?

In addition to standard public hearing noticing outreach would be conducted with the commercial/industrial development community and the Chamber of Commerce. Outreach would also be conducted in neighborhoods adjacent to potential building sites.

8. Estimated Fiscal Impact:

Cost of Study	\$
Capital Budget Costs	\$
New Annual Operating Costs	\$
New Revenues or Savings	\$
10 Year RAP Total	\$

9. Staff Recommendation

☒ **Recommended for Study**

☐ **Against Study**

☒ **No Recommendation**

Explain below staff's recommendation if "for" or "against" study. Department director should also note the relative importance of this study to other major projects that the department is currently working on or that are soon to begin, and the impact on existing services/priorities.

reviewed by

Department Director

Date

approved by

City Manager

Date